

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, OCTOBER 10, 2001
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS – 1st Floor
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

AGENDA RESULTS

1. APPEAL NO. 01-49

APPLICANT:

Rick Chatellier

LEGAL:

**Lot 1, Block D of Coral Ridge Country Club Subdivision, P.
B. 36, P. 30 of the Public Records of Broward County,
Florida**

ZONED:

RS 4.4 – Residential Single Family/Low Density District

STREET:

3610 Bayview Dr.

ADDRESS:

Fort Lauderdale, FL 33312

APPEALING: Sec-47-19.5.A.3 – To permit a 6' high privacy wall that is 107 linear feet in length to be erected on the front property line, with a 0' setback, where the code requires a setback of 2 ½' from the edge of the sidewalk closest to the property line.

DENIED by a vote of 3-4

2. APPEAL NO. 01-50

APPLICANT:

Costa Dorada Association, Ltd (Fortune House)

LEGAL:

**Lot 1, Block 3, Birch Ocean Front Subdivision, P.B 9, P. 26
of the Public Records of Broward County**

ZONED:

ABA- A-1-A Beachfront Area

STREET:

505 Breakers Avenue

ADDRESS:

Fort Lauderdale, FL

APPEALING: Sec. 47-19.24.12.A.6 – Seeking a temporary non-conforming use permit to allow the placement of a sales trailer (per ULDR Sec. 47-19.2.DD) on a site across the street from the construction of the proposed development site (Fortune House).

GRANTED by a vote of 7-0

3. APPEAL NO. 01-51

APPLICANT: Frank & Helen Celestina and Marina Realty, Inc.
LEGAL: All of "A" replat of a portion of Block 3, VICTORIA ISLES, according to the plat thereof, P. B. 61, P. 28 of the Public Records of Broward County
ZONING: RMM-25 – Residential Mid Rise Multifamily/Medium High Density
STREET: 435-443 Hendricks Isle
ADDRESS: Fort Lauderdale, Florida

APPEALING: **Sec-47-5.36** – To permit a 15' front yard, for the construction of a duplex, where the code requires a 25' front yard.

GRANTED by a vote of 7-0

4. APPEAL NO. 01-52

APPLICANT: Hibiscus, LLC
LEGAL: All of Parcel "C", Deco Plat, P. B. 153, P. 3 of the Public Records of Broward County and that part of Lauderdale Groves Amended Plat, P. B. 18, P. 16 of said Public Records, Section 16, Township 50, South Range 41 East, Broward County, FL
ZONING: RS-8 – Residential Single Family/Low Medium Density District
RD-15 – Residential Single Family/Duplex/Low Medium Density District
STREET: North SR 84 and West of SW 12 Avenue
ADDRESS: Fort Lauderdale, Florida

APPEALING: **Sec. 47-18.32.G.1.c** – To allow a 160 unit Social Service Residential Facility (SSRF) within 670' of an existing SSRF and 250' of an existing child day care facility where the code requires a 1500' separation.

DENIED by a vote of 3-4

5. APPEAL NO. 01-54

APPLICANT: L. W. Rozzo, Inc.
LEGAL: Lot 27, Block 1, Stillwell Isles, according to the Plat thereof, recorded in P. B. 15, P. 34 of the Public Records of Broward County, Florida
ZONED: RS-4.4 – Residential Single Family/Low Density District
STREET: 725 Isle of Palms Drive (SE 22 Avenue)
ADDRESS: Fort Lauderdale, FL

APPEALING: Sec. 47-24.12.A.6: Requesting a temporary nonconforming use permit to allow a dock to exist on a property that has no principal structure (per Sec. 47-19.3B).

GRANTED by a vote of 7-0

6. APPEAL NO. 01-55

APPLICANT:	<u>Pelican Beach Hotel</u>
LEGAL:	Lots 8-15, Block 19, Lauderdale Beach according to Plat thereof as recorded in P. B. 4, P. 2, of the Public Records of Broward County, Florida
ZONED:	RMH-60 – Residential High Rise Multifamily – High Density District
STREET:	2000 North Atlantic Blvd
ADDRESS:	Fort Lauderdale, FL

APPEALING: Sec. 47- 23.11.A.4.b (Modification of Required Yards) – Seeking a variance to exceed shadow restriction timeline of (9 a.m. – 5 p.m.) by 35 minutes, to (9:35 a.m. to 5 p.m.) as outlined in the Unified Land Development Regulation (ULDR) for modification of required yards.

DENIED by a vote of 4-3

7. APPEAL NO. 01-57

APPLICANT:	<u>Avenue Lofts</u>
LEGAL:	Lots 1-14 and Lots 31-37, Block 26 amended Plat of Blocks 1-8 and 25-33 of North Lauderdale, P. B. D 1, P. 182 of the Public Records of Dade County
ZONING:	RAC-UV – Regional Activity Center – Urban Village
STREET:	Southwest Corner of Andrews Avenue and NW 5 th Street
ADDRESS:	Fort Lauderdale, FL

APPEALING: Sec. 47- 13.20.I.1 and Sec. 47-13.20.H.1 – To permit a building setback of 5' for 72.6% of the building frontage and 8' for 21.6% of the building frontage proposed along North Andrews Avenue, where the code requires that a minimum of 75% of the linear frontage of a parcel along Andrews Avenue must be occupied by a ground floor building line located 10' from the property line, while all other portions of the building shall be located 5' from the property line.

GRANTED by a vote of 7-0

REPORT and FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 828-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*